

DEVELOPMENT DATA:	
TOTAL LAND AREA	62,463± SF, ZONED RS
AREA IN VEGETATED WETLAND	NONE
DEVELOPABLE SITE AREA	62,463± SF
MIN. LOT AREA:	15,500 SF
MIN. SIDE/REAR SETBACK:	25 FEET
MIN. FRONT SETBACK:	30 FEET
MAX. BUILDING HEIGHT:	40 FEET
MAX. IMPERVIOUS COVER RATIO:	0.20
MAX. SITE COVERAGE:	0.15

N/F KIERAN J. & MARY E.
LOWRY
BK. 18669 PG. 115

N/F JEAN F. ALLRED
& ROBIN L. VANCE
BK. 22328 PG. 519

N/F MICHAEL J. GAUTHIER
BK. 25071 PG. 553

N/F MISHACK K. & KAREN
YEGIAN
BK. 16208 PG. 463

N/F DAVID W. BARON
& PAMELA G. MANN
BK. 24659 PG. 287

N/F CHARLES F. HAVERTY
& ALEXANDRIA GLUCKSMANN HAVERTY
BK. 27203 PG. 325

N/F DEANNE C. DORN
BK. 13008 PG. 403

OWNER OF RECORD:
SHU-LIN TUNG & YUAN-SHION TUNG

DEED REFERENCE:
BK. 24847 PG. 490

ZONING: RS
MAP 14 LOT 116A

PLAN REFERENCE:
PLAN NO. 674 OF 1977

MAXIMUM SITE COVERAGE:	
LOT 1 AREA: 18,730±SF	18,730±SF x 0.15 = 2,810 SF
LOT 2 AREA: 27,710±SF	27,710±SF x 0.15 = 4,157 SF
MAXIMUM SITE COVERAGE:	6,967 SF

MAXIMUM IMPERVIOUS SURFACE:	
LOT 1 AREA: 18,730±SF	18,730±SF x 0.20 = 3,746 SF
LOT 2 AREA: 27,710±SF	27,710±SF x 0.20 = 5,542 SF
AREA OF PROP. ROADWAY:	8,105± SF
AREA OF PROP. SIDEWALK:	1,650± SF
MAXIMUM IMPERVIOUS SURFACE:	19,043 SF

PROPOSED SITE COVERAGE:	
48 SUMMIT ROAD:	3,745±SF
LOT #2:	2,930±SF
PROPOSED SITE COVERAGE:	6,675±SF

PROPOSED IMPERVIOUS SURFACE:	
48 SUMMIT ROAD:	6,795±SF
LOT #2:	5,890±SF
PROPOSED IMPERVIOUS SURFACE:	12,685±SF

"THIS PLAN IS SUBJECT TO A COVENANT DATED _____"

"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____"

"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED _____"

I, _____, CLERK OF THE
TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT
THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON
PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED
DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND
RECORDING OF SAID NOTICE.

TOWN CLERK

DATE

APPROVED BY:
LEXINGTON PLANNING BOARD

DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY

DEFINITIVE SUBDIVISION PLAN
SITE CONSTRUCTION PLAN
48 SUMMIT ROAD
IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
SHU-LIN TUNG & YUAN-SHION TUNG
SCALE: 1"= 30' DATE: SEPT. 25, 2015



KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890

SHEET No. 5 OF 8